

Order No: 109425
When Recorded Mail To:
M&A Business Investments, L.L.C.
390 South Main Street
Brigham City, UT 84302

WARRANTY DEED

Kevin W. Toyn and Janice W. Toyn, Trustees and any successor trustees of The Kevin W. Toyn and Janice W. Toyn Family Trust, dated the 1st day of September, 2006,
grantor,

hereby CONVEY(S) AND WARRANT(S) to

M&A Business Investments, L.L.C.,
grantee,

of 390 South Main Street, Brigham City, Utah 84302

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in **Box Elder County, Utah:**

A PORTION OF LOTS 1 AND 2, BLOCK 55, PLAT "B", BRIGHAM CITY SURVEY DESCRIBED AS FOLLOWS:

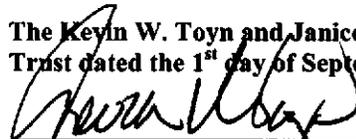
Serial Number: 03-128-0065

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, **June 29, 2011**

Signed in the presence of:

The Kevin W. Toyn and Janice W. Toyn Family Trust dated the 1st day of September, 2006



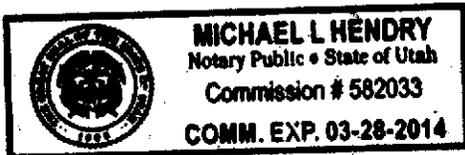
Kevin W. Toyn, Trustee

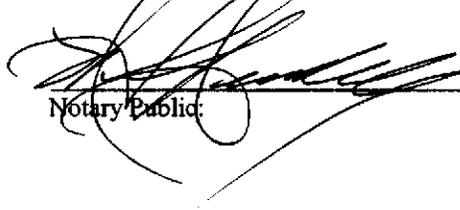


Janice W. Toyn, Trustee

State of **Utah**)
)
County of **Box Elder**)

On the **29th** day of **June, 2011**, personally appeared before me **Kevin W. Toyn and Janice W. Toyn, Trustees and any successor trustees of The Kevin W. Toyn and Janice W. Toyn Family Trust, dated the 1st day of September, 2006**, being the signer(s) of the instrument herein and who duly acknowledged to me that he/she/they executed the same.





Notary Public

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; RUNNING THENCE NORTH 242 FEET ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2; THENCE WEST 165 FEET, MORE OR LESS, TO THE CENTER LINE OF SAID BLOCK 55; THENCE SOUTH ALONG SAID CENTER LINE 154.0 FEET; THENCE SOUTH 89 DEG 57 MIN 49 SEC EAST 46.33 FEET (EAST 47.0 FEET RECORD); THENCE SOUTH 88 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE EAST ALONG SAID SOUTH LINE 122.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.